

## Article - Real Property

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§8–212.3.

(a) (1) In this section the following words have the meanings indicated.

(2) “Affected dwelling unit” has the meaning stated in § 7–309 of the Public Utilities Article.

(3) “Landlord” has the meaning stated in § 7–309 of the Public Utilities Article.

(4) “Tenant” has the meaning stated in § 7–309 of the Public Utilities Article.

(5) “Utility service” has the meaning stated in § 7–309 of the Public Utilities Article.

(6) “Utility service provider” has the meaning stated in § 7–309 of the Public Utilities Article.

(b) A tenant may deduct from rent due to a landlord the amount of payments made to a utility service provider for utility service if:

(1) An oral or written lease for an affected dwelling unit requires the landlord to pay the utility bill; and

(2) (i) The tenant pays all or part of the utility bill, including payments made on a new utility service account; or

(ii) The tenant pays any security deposit required to obtain a new utility service account.

(c) A tenant’s rights under this section may not be waived in any lease.

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